

TOWN OF DAVIE

TOWN COUNCIL AGENDA REPORT

TO: Mayor and Councilmembers

FROM/PHONE: Mark A. Kutney, AICP, Development Services Director/ (954) 797-1101
Prepared by: David M. Abramson, Planner II

SUBJECT: DG 5-2-05 / 05-536 / Pirtle Office Building / 5700 Griffin Road/ Generally located on the south side of Griffin Road, between Southwest 58th Avenue and Southwest 55th Avenue

AFFECTED DISTRICT: District 1

TITLE OF AGENDA ITEM:

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, AUTHORIZING A REVISION TO THE NON-VEHICULAR ACCESS LINE OF THE "HULMES PLAT", AND PROVIDING AN EFFECTIVE DATE.

REPORT IN BRIEF:

The petitioner is requesting to amend the Non-Vehicular Access Line (NVAL) on the "Hulmes Plat." This is the proposed site for the new three-story Pirtle Office Building within the Griffin Road Corridor, East Gateway Zone. This request is needed to ensure that plat access openings are consistent with those proposed on the site plan.

Therefore, the petitioner seeks to extend the NVAL across the existing 50' middle opening between Parcels "A" and "B." This NVAL extension is adjacent to the 50' access easement proposed to be vacated. In addition, the petitioner requests to reduce the 100' NVAL that extends into the property, parallel to the eastern boundary line, to only 50' based on proposed use trip volumes.

Staff finds that the proposed amendment is consistent with the existing and proposed use of the subject site.

PREVIOUS ACTIONS: N/A

CONCURRENCES: N/A

FISCAL IMPACT: N/A

RECOMMENDATION: Staff finds the subject application complete and suitable for transmittal to Town Council for further consideration.

Attachments: Resolution, Planning Report, Justification letter, Plat, Existing Survey, Proposed Survey, Future Land Use Map, Zoning and Aerial Map

RESOLUTION _____

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, AUTHORIZING AN AMENDMENT TO THE NON-VEHICULAR ACCESS LINE OF THE "HULMES PLAT," AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the boundary plat known as the Hulmes Plat was recorded in the public records of Broward County in Plat Book 169, Page 18; and

WHEREAS, the owners desire to amend the non-vehicular access line associated with said plat; and

WHEREAS, Broward County requires that the Town of Davie concur with this amendment prior to a review of the proposed revision by Broward County Commission.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF DAVIE, FLORIDA.

SECTION 1. The Town Council of the Town of Davie does hereby approve of the proposed amendment to the non-vehicular access line shown on the Hulmes Plat. The proposed revision being specifically described on the planning report attached hereto as Exhibit "A."

SECTION 2. This resolution shall take effect immediately upon its passage and adoption.

PASSED AND ADOPTED THIS _____ DAY OF _____, 2005.

ATTEST:

MAYOR/COUNCILMEMBER

TOWN CLERK

APPROVED THIS _____ DAY OF _____, 2005.

TOWN OF DAVIE
Development Services Department
Planning and Zoning Division
Staff Report and Recommendation

Applicant Information

Owner:

Name: James B. Pirtle
Address: 4749 Davie Road
City: Davie, Florida 33314
Phone: (954) 797-0410

Petitioner:

Name: James Kahn
Keith and Schnars, P.A.
Address: 6500 North Andrews Avenue
City: Ft. Lauderdale, Florida 33309
Phone: (954) 776-1616

Background Information

Application Request: Delegation request approval to amend the Non-Vehicular Access Line on the "Hulmes Plat."

Address/Location: 5700 Griffin Road/ Generally located on the south side of Griffin Road, between Southwest 58th Avenue and Southwest 55th Avenue

Future Land Use Plan Map: Commercial

Zoning: Griffin Road Corridor District, East Gateway Zone

Existing/Proposed Use(s): Vacant - Playground equipment sales / Office: 32,139 sq. ft.

Parcel Size: 2.57 acres (111,962 sq. ft.)

Surrounding Uses:

North: C-11 Canal
South: Single-Family Residential Homes
East: Retail Structure
West: Retail Structure

Surrounding Land

Use Plan Map Designations:

Recreation / Open Space
Residential 5 DU / Acre
Commercial
Commercial

Surrounding Zoning:

North: T, Transportation District
South: R-5, Low Density Dwelling District
East: Griffin Road Corridor District (East Gateway Zone)
West: Griffin Road Corridor District (East Gateway Zone)

Zoning History

Related Zoning History:

Ordinance No. 2000-007, approved by Town Council, rezoned this parcel to the Griffin Corridor District (West Gateway Use Zone 1) on February 2, 2000.

Previous Requests on same property:

Plat Application (P 1-2-98), on September 2, 1998, Town Council approved the Hulmes Plat were it was later recorded by the County in Book 169 of plats at page 18 of the public records of Broward County, Florida.

Concurrent requests on same property:

Delegation Application (DG 5-2-05), this application is proposing to amend the non-vehicular access line (NVAL) on the Hulmes Plat.

Delegation Application (DG 5-3-05), this application is proposing to amend the restriction note on the Hulmes Plat that limits the amount of development to a total of 6,761 sq. ft. of commercial, to 36,000 sq. ft. of office use.

Delegation Application (DG 9-4-05), this application is proposing to vacate the ingress/egress easement on the Hulmes Plat.

Site Plan Application (SP 4-7-05), this application is proposing a new three-story office building with one waiver request.

Applicable Codes and Ordinances

The effective Code of Ordinances governing this project is the Town of Davie Land Development Code.

Land Development Code Section 12-32.303, (C) East Gateway (Use Zone 1). This zone extends eastward from Southwest 61st Avenue to just east of Southwest 54th Terrace. Retail, office and complementary uses are encouraged her, although lesser intensity than within the Downtown Use Zone.

The Broward County Land Development Code requires Delegation Requests for plat note amendments.

Comprehensive Plan Considerations

Planning Area:

The subject property falls within Planning Area 9. This Planning Area is south of Griffin Road, generally north of Stirling Road, east of SW 76 Avenue and west of the Florida Turnpike. This area is predominantly agricultural in nature with scattered low-density single-family residential development. Low profile commercial development lines the Griffin Road, Davie Road, and Stirling Road corridors.

Broward County Land Use Plan: The subject site falls within Flexibility Zone 102.

Applicable Goals, Objectives & Policies:

Future Land Use Element, Objective 4: Pursuant to the adopted Davie Future Land Use Plan Map, land uses, intensities and densities shall be distributed and concentrated in such a manner so as to promote an economically sound community and discourage urban sprawl.

Future Land Use Element, Policy 7-4: Commercial land uses shall generally be located with access to primary transportation facilities including interstates, highways, and arterials. Commercial uses located on arterials not designated by the Future Land Use Plan Map as Commercial corridors should be limited to the intersection of two arterials or arterials and interstates. Consistent with Policy 7-1, vacant land with such access shall be evaluated for potential Commercial use.

Future Land Use Element, Policy 17-1: Lands designated for non-residential use shall be located in a manner, which facilitates development, but does not adversely impact existing and designated residential areas.

Future Land Use Element, Policy 17-3: Each development proposal shall be reviewed with respect to its compatibility with adjacent existing and planned uses.

Application Details

The petitioner is requesting to amend the Non-Vehicular Access Line (NVAL) on the "Hulmes Plat." This is the proposed site for the new three-story Pirtle Office Building within the Griffin Road Corridor, East Gateway Zone. This request is needed to ensure that plat access openings are consistent with those proposed on the site plan.

Therefore, the petitioner seeks to extend the NVAL across the existing 50' middle opening between Parcels "A" and "B." This NVAL extension is adjacent to the 50' access easement proposed to be vacated. In addition, the petitioner requests to reduce the 100' NVAL that extends into the property, parallel to the eastern boundary line, to only 50' based on proposed use trip volumes.

Staff Analysis

The Comprehensive Plan and Land Development Code permits parcels designated Griffin Road Corridor District, East Gateway Zone to be developed with office uses. Approval of this request is subject to Broward County Development Management Division. Broward County is the lead agency in assessing the impact of development through the plat and/or delegation request process.

Findings of Fact

Staff finds the plat amendment consistent with the site plan and is compatible with the surrounding areas. Staff has no objection to the request.

Staff Recommendation

Staff finds the application complete and suitable for transmittal to the Town Council for further consideration.

Town Council Action

Exhibits

1. Justification letter
2. Plat
3. Existing Survey
4. Proposed Survey
5. Future Land Use Map
6. Zoning and Aerial Map

Prepared by: _____

Reviewed by: _____

Exhibit 1 (*Justification Letter*)



KEITH and SCHNARS, P.A.
ENGINEERS - PLANNERS - SURVEYORS

Non-Vehicular Access Line Amendment Justification Statement

Non-Vehicular Access Line Amendment

The non-vehicular access line (NVAL) is proposed to be amended in addition to the finding of adequacy for the Hulmes Plat. The current locations of the access openings on the plat were a result of expansion of Griffin Road by FDOT. In addition, Broward County required a 100 foot NVAL extending into the property due to the fact that there was not a site plan at the time of plat approval, and the worst case situation was assumed. The plat has a new owner and development plans that reduce the need for the excessive NVAL extending 100 feet into the property. The proposed NVAL amendments are as follows;

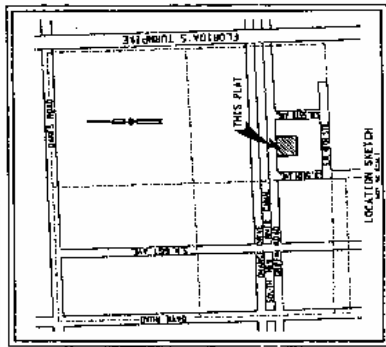
- Extend NVAL across the middle access leaving only approved 2 access points.
- Reduce the 100 feet extending into the property to 50 feet based on proposed use trip volumes.

6500 North Andrews Avenue • Ft. Lauderdale, Florida 33309-2132
(954) 776-1616 • (800) 488-1255 • Fax (954) 771-7690

'99 HULMES PLAT

A REPLAT OF THE NORTH 350 FEET, LESS THE SOUTH 638.52 FEET, LESS THE WEST 250, TRACT 29,
OF THE PLAT OF NEWMANS SURVEY, SECTION 26, TOWNSHIP 50 SOUTH, RANGE 41 EAST (P.B. 2, PG. 39, D.C.R.)
TOWN OF DAVIE, BROWARD COUNTY, FLORIDA

PREPARED BY:
KEITH AND SCHMIDT, P.A.
ENGINEERS - PLANNERS - SURVEYORS
19 1331
1500 NORTH AVENUE
FORT LAUDERDALE, FLORIDA 33309
(561) 776-1116
SEPTEMBER, 1999
FLORIDA PROFESSIONAL ENGINEER NO. 12454



DEDICATION

THIS PLAT IS DEDICATED TO THE PUBLIC DOMAIN OF THE STATE OF FLORIDA.

FROM ALL PARTS OF THE LANDS BELONGING TO THE STATE OF FLORIDA.

BEFORE THE COMMISSIONERS OF THE LANDS, BELONGING TO THE STATE OF FLORIDA, THIS PLAT WAS LAYED OUT AND THE BOUNDARIES THEREOF WERE SURVEYED AND THE SAME WERE FOUND TO BE CORRECT AND ACCORDING TO THE PLAT BOOKS OF THE PUBLIC DOMAIN OF THE STATE OF FLORIDA.

IN WITNESS WHEREOF, I, the said Commissioner, have hereunto set my hand and the seal of the State of Florida, at Tallahassee, this 1st day of September, 1999.

WITNESSES:
James A. Smith
Commissioner of Lands
State of Florida
James A. Smith
Commissioner of Lands
State of Florida

EXAMINATION

STATE OF FLORIDA

BEFORE ME, the undersigned authority, on this day personally appeared

James A. Smith, known to me to be the person whose name is subscribed to the foregoing plat, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office, this 1st day of September, 1999.

NOTARY PUBLIC IN AND FOR THE STATE OF FLORIDA

James A. Smith

Commissioner of Lands

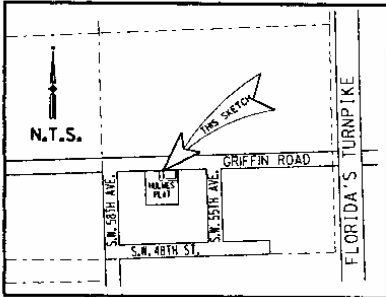
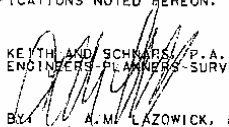

State of Florida

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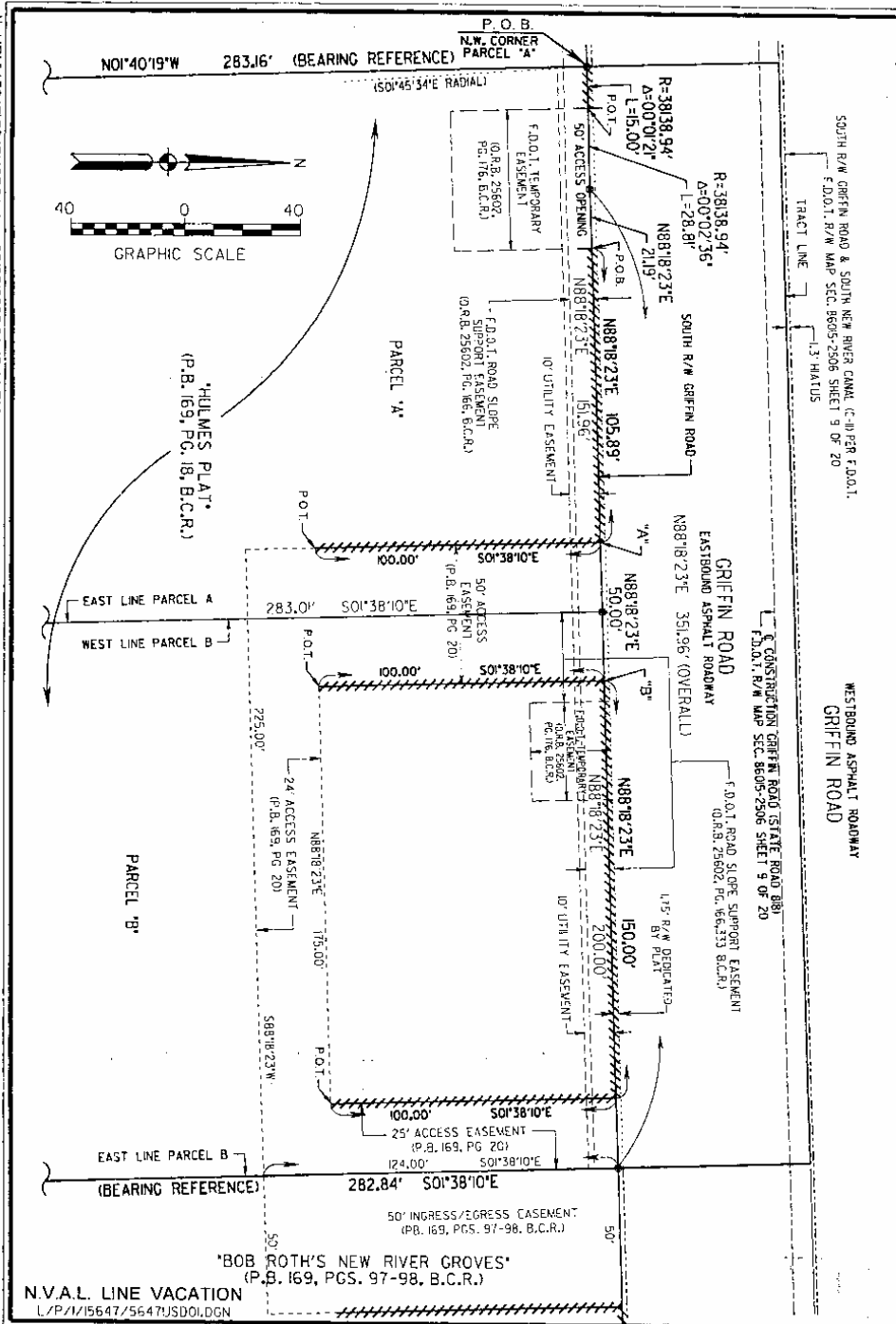
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Exhibit 3 (Existing Survey)

<div style="border: 1px solid black; padding: 5px; margin-bottom: 10px;"> LOCATION SKETCH  </div>	<div style="border: 1px solid black; padding: 5px; margin-bottom: 10px;"> LEGEND <table style="width: 100%; border: none;"> <tr><td>B.C.R.</td><td>BROWARD COUNTY RECORDS</td></tr> <tr><td>C</td><td>CENTERLINE</td></tr> <tr><td>Δ</td><td>DELTA</td></tr> <tr><td>F.D.O.T.</td><td>FLORIDA DEPARTMENT OF TRANSPORTATION</td></tr> <tr><td>L</td><td>LENGTH</td></tr> <tr><td>L.B.</td><td>LICENSED BUSINESS</td></tr> <tr><td>R</td><td>RADIUS</td></tr> <tr><td>N.T.S.</td><td>NOT TO SCALE</td></tr> <tr><td>N.V.A.L.</td><td>NON-VEHICULAR ACCESS LINE</td></tr> <tr><td>////</td><td>NON-VEHICULAR ACCESS LINE</td></tr> <tr><td>O.R.B.</td><td>OFFICIAL RECORDS BOOK</td></tr> <tr><td>P.B.</td><td>PLAT BOOK</td></tr> <tr><td>PG.</td><td>PAGE</td></tr> <tr><td>P.O.B.</td><td>POINT OF BEGINNING</td></tr> <tr><td>P.O.C.</td><td>POINT OF COMMENCEMENT</td></tr> <tr><td>P.S.M.</td><td>PROFESSIONAL SURVEYOR AND MAPPER</td></tr> <tr><td>P.O.T.</td><td>POINT OF TERMINUS</td></tr> <tr><td>R/W</td><td>RIGHT OF WAY</td></tr> <tr><td>SQ. FT.</td><td>SQUARE FEET</td></tr> </table> </div>	B.C.R.	BROWARD COUNTY RECORDS	C	CENTERLINE	Δ	DELTA	F.D.O.T.	FLORIDA DEPARTMENT OF TRANSPORTATION	L	LENGTH	L.B.	LICENSED BUSINESS	R	RADIUS	N.T.S.	NOT TO SCALE	N.V.A.L.	NON-VEHICULAR ACCESS LINE	////	NON-VEHICULAR ACCESS LINE	O.R.B.	OFFICIAL RECORDS BOOK	P.B.	PLAT BOOK	PG.	PAGE	P.O.B.	POINT OF BEGINNING	P.O.C.	POINT OF COMMENCEMENT	P.S.M.	PROFESSIONAL SURVEYOR AND MAPPER	P.O.T.	POINT OF TERMINUS	R/W	RIGHT OF WAY	SQ. FT.	SQUARE FEET
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<div style="border: 1px solid black; padding: 5px; margin-bottom: 10px;"> DESCRIPTION <p>A PORTION OF PARCEL "A" AND PARCEL "B", "HULMES PLAT", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 169, PAGE 18 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LYING IN SECTION 26, TOWNSHIP 50 SOUTH, RANGE 41 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:</p> <p>BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL "A", SAID POINT BEING ON THE SOUTH RIGHT OF WAY LINE OF GRIFFIN ROAD AND THE NON-VEHICULAR ACCESS LINE AS SHOWN ON SAID PLAT, SAID POINT ALSO BEING A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 38.138.94 FEET (A RADIAL LINE THROUGH SAID POINT BEARS SOUTH 01° 45' 34" EAST); THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00° 01' 21" AN ARC LENGTH OF 15.00 FEET TO A POINT OF TERMINUS OF SAID NON-VEHICULAR ACCESS LINE, SAID POINT ALSO BEING THE BEGINNING OF A 50.00 FOOT ACCESS OPENING; THENCE CONTINUING ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00° 02' 36" AN ARC LENGTH OF 28.81 FEET; THENCE NORTH 88° 18' 23" EAST CONTINUING ALONG SAID RIGHT OF WAY LINE, 21.19 FEET TO THE POINT OF BEGINNING OF THE NON-VEHICULAR ACCESS LINE; THENCE CONTINUE NORTH 88° 18' 23" EAST, ALONG SAID RIGHT OF WAY AND NON-VEHICULAR ACCESS LINE A DISTANCE OF 105.89 FEET TO A POINT HEREFTER KNOWN AS POINT "A"; THENCE SOUTH 01° 38' 10" EAST ALONG SAID NON-VEHICULAR ACCESS LINE, SAID LINE ALSO BEING THE WEST LINE OF A 50.00 FOOT ACCESS EASEMENT, A DISTANCE OF 100.00 FEET TO A POINT OF TERMINUS; THENCE CONTINUING FROM POINT "A" ALONG SAID RIGHT OF WAY LINE NORTH 88° 18' 23" EAST, A DISTANCE OF 50.00 FEET TO A POINT ON THE EAST SIDE OF A 50.00 FOOT ACCESS EASEMENT, HEREFTER KNOWN AS POINT "B"; THENCE SOUTH 01° 38' 10" EAST ALONG SAID NON-VEHICULAR ACCESS LINE, SAID LINE ALSO BEING THE EAST LINE OF A 50.00 FOOT ACCESS EASEMENT, A DISTANCE OF 100.00 FEET TO A POINT OF TERMINUS; THENCE CONTINUING FROM POINT "B" ALONG SAID RIGHT OF WAY AND NON-VEHICULAR ACCESS LINE NORTH 88° 18' 23" EAST, A DISTANCE OF 150.00 FEET TO A POINT ON THE WEST SIDE OF A 25.00 FOOT ACCESS EASEMENT; THENCE SOUTH 01° 38' 10" EAST ALONG SAID NON-VEHICULAR ACCESS LINE, A DISTANCE OF 100.00 FEET TO A POINT OF TERMINUS.</p> <p>SAID LANDS LYING IN THE TOWN OF DAVIE, BROWARD COUNTY, FLORIDA.</p> </div>																																							
<div style="border: 1px solid black; padding: 5px; margin-bottom: 10px;"> CERTIFICATE <p>I HEREBY CERTIFY THAT THE ATTACHED SKETCH OF DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS DEPICTED TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION AS DELINEATED UNDER MY DIRECTION ON APRIL 7, 2005.</p> <p>I FURTHER CERTIFY THAT THIS SKETCH OF DESCRIPTION MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.</p> <div style="text-align: right; margin-top: 10px;"> KEITH AND SCHNARS, P.A. ENGINEERS-PLANNERS-SURVEYORS  BY: A.M. LAZOWICK, P.S.M. FLORIDA REGISTRATION NO. 4105 </div> </div>																																							
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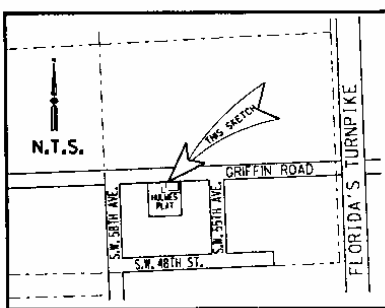
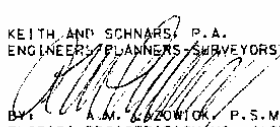

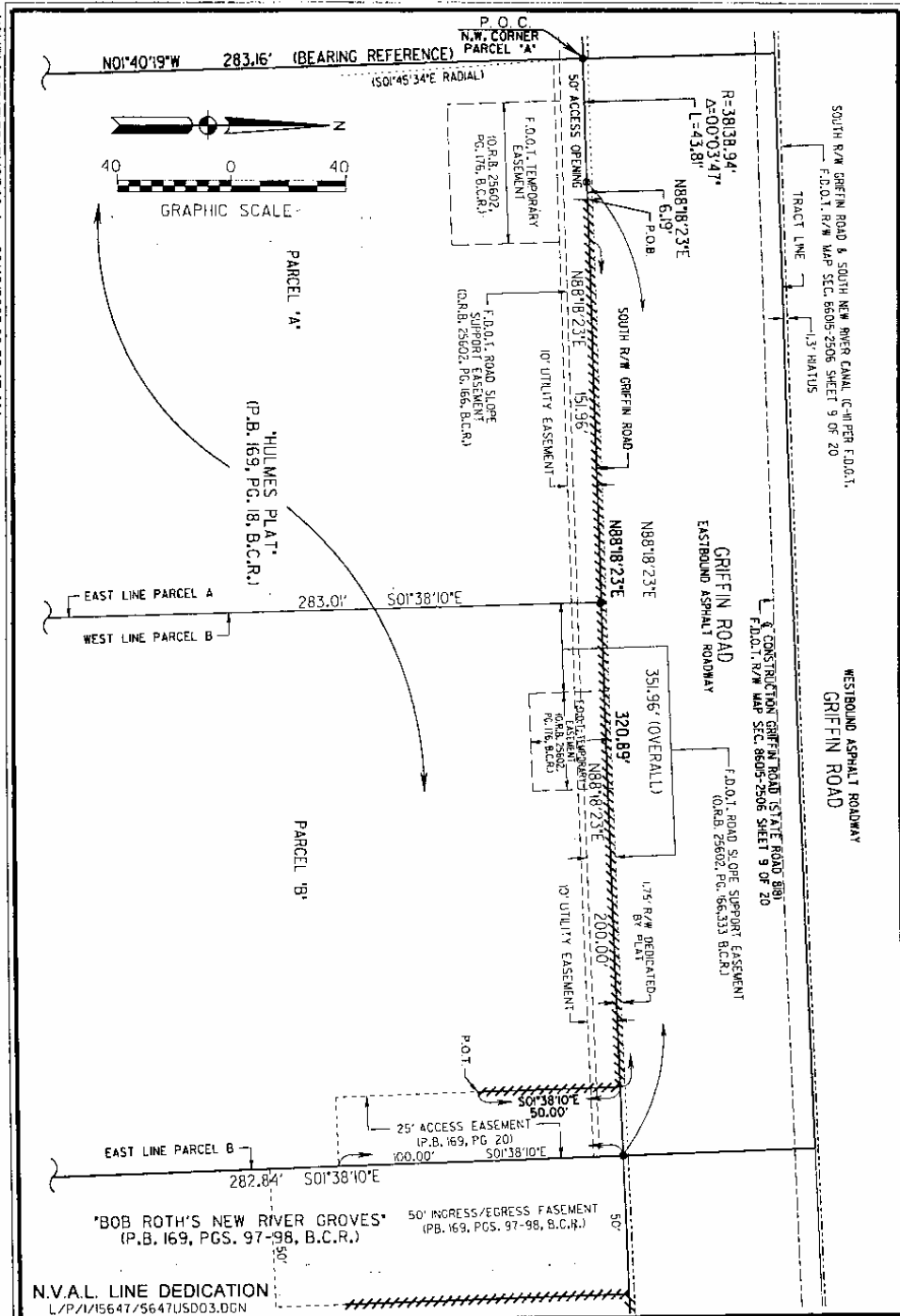
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CHK. BY A.M.L.				SHEET NO. <u>2</u> OF <u>2</u> SHEETS DRAWING NO. 156472-

Exhibit 4 (Proposed Survey)

<div style="border: 1px solid black; padding: 5px; margin-bottom: 10px;"> LOCATION SKETCH  </div>	<div style="border: 1px solid black; padding: 5px; margin-bottom: 10px;"> LEGEND <p>B.C.R. BROWARD COUNTY RECORDS C CENTERLINE Δ DELTA F.D.O.T. FLORIDA DEPARTMENT OF TRANSPORTATION L LENGTH L.B. LICENSED BUSINESS R RADIUS N.T.S. NOT TO SCALE N.V.A.L. NON-VEHICULAR ACCESS LINE ///// NON-VEHICULAR ACCESS LINE O.R.B. OFFICIAL RECORDS BOOK P.B. PLAT BOOK PG. PAGE P.O.B. POINT OF BEGINNING P.O.C. POINT OF COMMENCEMENT P.S.M. PROFESSIONAL SURVEYOR AND MAPPER P.O.T. POINT OF TERMINUS R/W RIGHT OF WAY SQ. FT. SQUARE FEET</p> </div>										
<div style="border: 1px solid black; padding: 5px; margin-bottom: 10px;"> SURVEY NOTES <ol style="list-style-type: none"> 1. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. 2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD. 3. BEARINGS SHOWN HEREON ARE RELATIVE TO THE "HULMES PLAT" (PLAT BOOK 169, PAGE 18, BROWARD COUNTY RECORDS), WITH A REFERENCE BEARING OF NORTH 01° 38' 10" WEST ALONG THE WEST LINE OF PARCEL "A". 4. THE "LAND DESCRIPTION" HEREON WAS PREPARED BY THE SURVEYOR. 5. THIS SKETCH IS NOT A BOUNDARY SURVEY AS SUCH. </div>											
<div style="border: 1px solid black; padding: 5px; margin-bottom: 10px;"> DESCRIPTION <p>A PORTION OF PARCEL "A" AND PARCEL "B", "HULMES PLAT", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 169, PAGE 18 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LYING IN SECTION 26, TOWNSHIP 50 SOUTH, RANGE 41 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:</p> <p>COMMENCING AT THE NORTHWEST CORNER OF SAID PARCEL "A", SAID POINT BEING ON THE SOUTH RIGHT OF WAY LINE OF GRIFFIN ROAD, SAID POINT ALSO BEING A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 38,138.94 FEET (A RADIAL LINE THROUGH SAID POINT BEARS SOUTH 01° 45' 34" EAST); THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00° 03' 47" AN ARC LENGTH OF 43.81 FEET TO A POINT OF TANGENCY; THENCE NORTH 88° 18' 23" EAST CONTINUING ALONG SAID RIGHT OF WAY LINE, 6.19 FEET TO THE POINT OF BEGINNING OF THE NON-VEHICULAR ACCESS LINE, SAID POINT ALSO BEING THE EAST LIMIT OF A 50 FOOT ACCESS OPENING; THENCE CONTINUE NORTH 88° 18' 23" EAST, ALONG SAID RIGHT OF WAY AND NON-VEHICULAR ACCESS LINE A DISTANCE OF 320.89 FEET; THENCE SOUTH 01° 38' 10" EAST ALONG THE WEST SIDE OF A 25 FOOT ACCESS EASEMENT, A DISTANCE OF 50.00 FEET TO A POINT OF TERMINUS.</p> <p>SAID LANDS LYING IN THE TOWN OF DAVIE, BROWARD COUNTY, FLORIDA.</p> </div>											
<div style="border: 1px solid black; padding: 5px; margin-bottom: 10px;"> CERTIFICATE <p>I HEREBY CERTIFY THAT THE ATTACHED SKETCH OF DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS DEPICTED TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION AS DELINEATED UNDER MY DIRECTION ON APRIL 7, 2005.</p> <p>I FURTHER CERTIFY THAT THIS SKETCH OF DESCRIPTION MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.</p> <div style="text-align: right; margin-top: 10px;"> <p>KEITH AND SCHNARS, P.A. ENGINEERS/PLANNERS/SURVEYORS?</p>  <p>BY: A.M. & ZOMICK, P.S.M. FLORIDA REGISTRATION NO. 4105</p> </div> </div>											
<div style="border: 1px solid black; padding: 5px; margin-bottom: 10px;"> N.V.A.L. LINE DEDICATION L/P/1/15647/5647USD03.DGN </div>											
<div style="border: 1px solid black; padding: 5px;"> SKETCH OF DESCRIPTION <p>A PORTION OF PARCELS "A" & "B" "HULMES PLAT" (P.B. 169, PG. 18, B.C.R.)</p> <p>TOWN OF DAVIE, BROWARD COUNTY, FLORIDA</p> </div>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%;">DATE 4/7/05</td> <td style="width: 70%;">REVISIONS</td> </tr> <tr> <td>SCALE AS SHOWN</td> <td>5/3/05 PLAT PAGE</td> </tr> <tr> <td>FIELD BK. N/A</td> <td>9/13/05 MOVE ACCESS OPENING</td> </tr> <tr> <td>DWNG. BY G.Y.K.</td> <td></td> </tr> <tr> <td>CHK. BY A.M.J.</td> <td></td> </tr> </table> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;">  <p>KEITH and SCHNARS, P.A. L.B. 1337 ENGINEERS - PLANNERS - SURVEYORS 6600 N. MORTON AVE., FL. LAUDERDALE, FL 33309-2022 (954) 774-4546</p> <p>SHEET NO. 1 OF 2 SHEETS</p> <p>DRAWING NO. 15647L-</p> </div>	DATE 4/7/05	REVISIONS	SCALE AS SHOWN	5/3/05 PLAT PAGE	FIELD BK. N/A	9/13/05 MOVE ACCESS OPENING	DWNG. BY G.Y.K.		CHK. BY A.M.J.	
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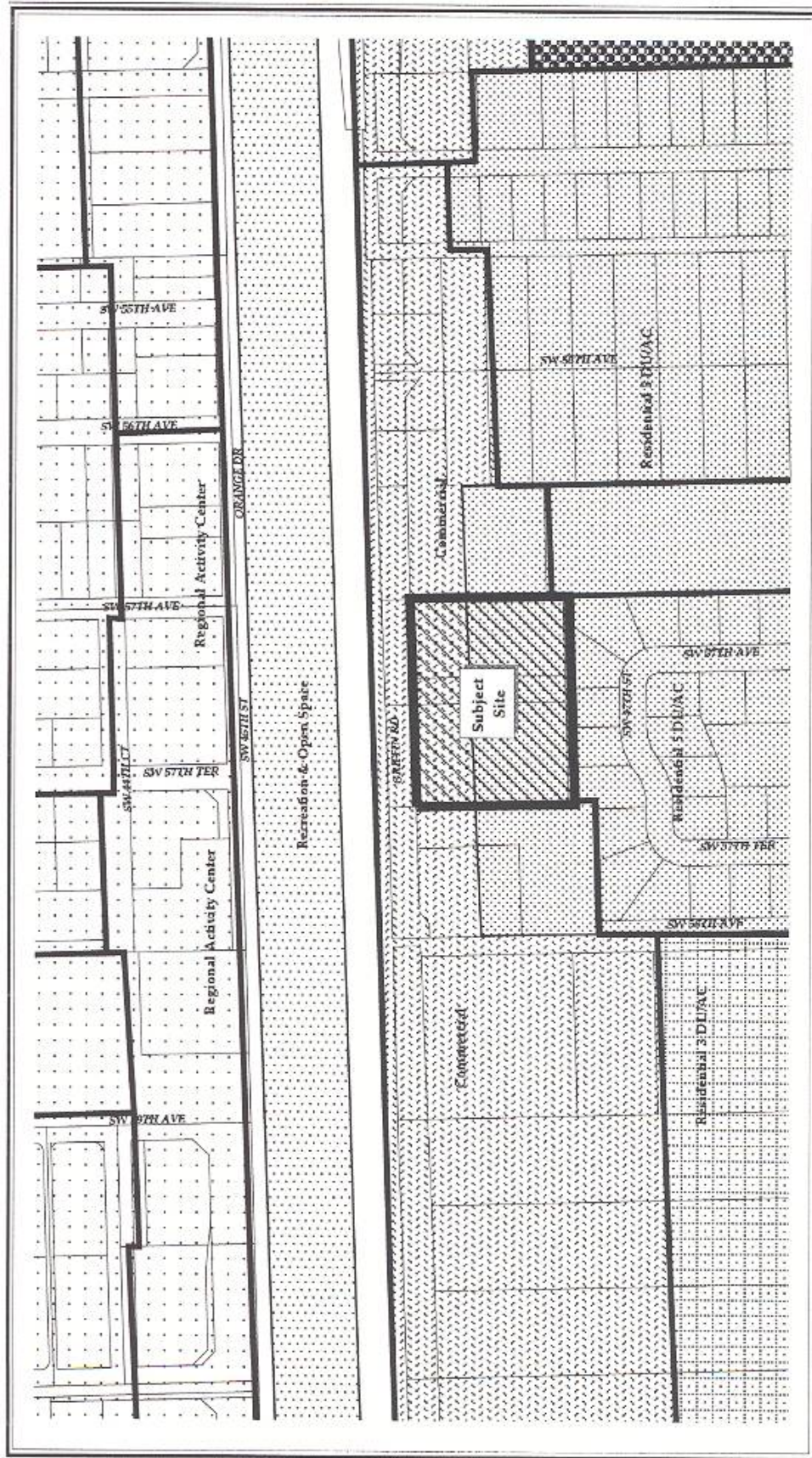
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SKETCH OF DESCRIPTION A PORTION OF PARCELS "A" & "B" "HULMES PLAT" (P.B. 169, PG. 18, B.C.R.) TOWN OF DAVIE, BROWARD COUNTY, FLORIDA	DATE <u>4/7/05</u> SCALE <u>AS SHOWN</u> FIELD BK. <u>N/A</u> DWNG. BY <u>G.V.K.</u> CHK. BY <u>A.M.L.</u>	<table border="1"> <thead> <tr> <th>DATE</th> <th>REVISIONS</th> </tr> </thead> <tbody> <tr> <td>5/5/05</td> <td>PLAT PAGE</td> </tr> <tr> <td>5/12/05</td> <td>MOVE ACCESS OPENING</td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </tbody> </table>	DATE	REVISIONS	5/5/05	PLAT PAGE	5/12/05	MOVE ACCESS OPENING					<div style="text-align: center;"> KEITH and SCHNARS, P.A. LB 1337 ENGINEERS • PLANNERS • SURVEYORS 6000 W. ANDERS AVE., F.L. LAUDERDALE, FL 33309-2127 (954) 776-6564 SHEET NO. <u>2</u> OF <u>2</u> SHEETS DRAWING NO. <u>15647L-</u> </div>
	DATE	REVISIONS											
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Exhibit 5 (Future Land Use Map)



Site Plan Application
SP 4-7-05 / Pirtle Office Building
Future Land Use Map

Prepared By: D.M.A.
Date Prepared: 10/17/05



The Town of Davie
Development Service Department
Planning & Zoning Division



Scale

Exhibit 6 (Aerial, Zoning, and Subject Site Map)

